

**REDEVELOPMENT AGENCY MEETING
OCTOBER 11, 2005**

The meeting was called to order as the City Council at 10:00 a.m. by Deputy Mayor Atkins with all Council Members present and Districts 2, 8 and the Mayor vacant.

Roll Call Peters, District 2-vacant, Atkins, Young, Maienschein, Fyre,
 Madaffer, District 8-vacant, and Mayor-vacant

Lisa Irvine, Deputy City Manager
Karen Heumann, City Attorney
Elizabeth Maland, City Clerk

The meeting adjourned as the City Council at 10:01 a.m.

The meeting reconvened as the Joint Redevelopment Agency with Council at 10:01 a.m. by Deputy Chair Atkins with all Agency Members present and Districts 2, 8 and the Chair vacant.

Joint Public Hearing -Adoption

5. **Proposed Owner Participation Agreement (including Master Plan and Affordable Housing Agreement) with Ballpark Village LLC and Proposed Variance to the City's Inclusionary Housing Ordinance in the form of the Proposed Affordable Housing Agreement Affecting Parcels of A combined 7.1 acres known as Parcels "C" and "D" East of Petco Park Joint & Concurrent Public Hearing – East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (Districts 2 and 8)**

(Continued from the meeting of September 20, 2005)

(RA 2006-16)

Subitem A. Adopt a resolution certifying the Final Addendum for Ballpark Village to the Final Subsequent Environmental Impact Report to the Final Master Environmental Impact Report for the Centre City Redevelopment Project and addressing the Centre City Community Plan and related documents for the Proposed Ballpark and Ancillary Development Projects, and associated plan amendments; making certain findings of fact and adopting a statement of overriding considerations.

Joint Public Hearing -Adoption

5. Proposed Owner Participation Agreement (including Master Plan and Affordable Housing Agreement) with Ballpark Village LLC and Proposed Variance to the City's Inclusionary Housing Ordinance in the form of the Proposed Affordable Housing Agreement Affecting Parcels of A combined 7.1 acres known as Parcels "C" and "D" East of Petco Park Joint & Concurrent Public Hearing – East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (Districts 2 and 8)

(Continued)

(RA 2006-17)

Subitem B. Adopt a resolution approving the sale of certain property generally located to the immediate south of the intersection of Park Boulevard and the 12th Avenue Trolley Right of Way (east of Petco Park) in the Centre City Redevelopment Project Area (the "Agency Sales Parcel") to Ballpark Village LLC, and approving the owner participation agreement, the master plan and the affordable housing agreement pertaining to Parcels "C" and "D" (including the Agency Sales Parcel); and making certain findings with respect to such sale.

See Centre City Development Corporation report no.CCDC-05-25 and City Manager report no. CCDC-05-11 dated September 14, 2005.

Council Companion item no. 332

Staff: Pamela Hamilton 533-7114

Atty: Rachel Witt

Motion by Member Madaffer to continue to Tuesday, October 18, 2005, 2:00 p.m. at his request for further review (with Districts 2, 8 and the Chair vacant)

Second by Member Frye

Vote: 6-0

The meeting adjourned as the Joint Redevelopment Agency with City Council at 10:03 a.m.

The meeting reconvened as the City Council at 10:04 a.m. by Deputy Mayor Atkins with all Council Members present and Districts 2, 8 and the Mayor vacant.

The meeting adjourned as the City Council at 10:53 a.m.

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The meeting reconvened as the Redevelopment Agency at 10:53 a.m. by Deputy Chair Atkins with all Agency Members present with Districts 2, 8 and the Chair vacant.

Non-Agenda Public Comment:

Public Comment-1

Daniel Beeman commented on the budget deficit.

Special Order of Business:

1. Approval of the minutes of:

August 2, 2005 and supplemental
August 9, 2005, special
September 6, 2005

Motion by Member Madaffer to approve (with Districts 2, 8 and the Chair vacant)
Second by Member Peters
Vote: 6-0

Adoption

2. Approval of Request to Bid for Demolition of Structures located at Hilltop Drive and Euclid Avenue (District 4)

(RA 2006-19)
That the Redevelopment Agency:

Subitem A. Authorizing the Southeastern Economic Development Corporation on behalf of the Agency, to advertise and receive bids for the demolition of the structures located on the property at Hilltop Drive and Euclid Avenue within the Central Imperial Redevelopment Project Area.

REDEVELOPMENT AGENCY MEETING MINUTES-OCTOBER 11, 2005

Adoption

2. **Approval of Request to Bid for Demolition of Structures located at Hilltop Drive and Euclid Avenue (District 4)**

(Continued)

Subitem B. Authorizing SEDC on behalf of the Agency to award and administer the contract to the lowest responsible bidder, provided bids are within the established budget and all other requirements are met.

See Southeastern Economic Development Corporation Report no. SEDC 05-013, dated October 5, 2005.

Staff: Sherry Brooks 527-7345

Atty: Eunice C. Chan

Auditor Certificate number: AC 2600043

No one spoke in opposition to this item.

Motion by Member Young to approve (with Districts 2, 8 and the Chair vacant)

Second by Member Peters

Vote: 6-0

Redevelopment Agency Resolution number R-03955.

REDEVELOPMENT AGENCY MEETING MINUTES-OCTOBER 11, 2005

Adoption

3. **Balboa Theatre-Seismic Retrofit Phase-Request to Increase Authorized Expenditure-Horton Plaza Redevelopment Project (District 2).**

(RA 2006-20)

Approve a \$675,000 increase in the Authorized Expenditure for the Seismic Retrofit of the Historic Balboa Theatre for a total of \$2,107,339.

(RA 2006-31)

Stating for the record that the Agency has previously reviewed and considered information contained in the Master Environmental Impact Report and the Secondary Study with respect to the proposed seismic Retrofit Phase of the Rehabilitation of the Historic Balboa Theatre.

See Centre City Development Corporation Report no. CCDC-05-36, dated, October 5, 2005.

Staff: Gary Bosse 533-7163

Atty: Rachel Witt

Auditor Certificate number: AC 2600243

No one spoke in opposition to these items.

Motion by Member Young to approve (with Districts 2, 8 and the Chair vacant)

Second by Member Peters

Vote: 6-0

Redevelopment Agency Resolution and Document numbers R-03956, D-03956 and R-03957.

REDEVELOPMENT AGENCY MEETING MINUTES-OCTOBER 11, 2005

Adoption

4. **Disclosure Counsel Service-Centre City and Horton Plaza Redevelopment Project (District 2).**

(RA 2006-25)

Approve agreement with Nossaman Guthner Knox & Elliott, LLP and Adorno Yoss Alvarado & Smith jointly and Orrick Herrington & Sutcliffe LLP for a period of three (3) years.

See Centre City Development Corporation Report no.CCDC-05-35, dated October 5, 2005.

Staff: Susan Schade 533-7127

Atty: Rachel Witt

No one spoke in opposition to these items.

Motion by Member Madaffer to approve (with Districts 2, 8 and the Chair vacant)

Second by Member Peters

Vote: 6-0

Redevelopment Agency Resolution and Document numbers R-03958, D-03958a and D-03958b.

Joint Public Hearing –Adoption

6. **Proposed Owner Participation Agreement (OPA) with Pinnacle International Development Inc.-Joint Public Hearing – East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(RA 2006-28)

Adopt a resolution certifying that the Agency has reviewed and considered information contained in the Master Environmental Impact Report (MEIR) for the Centre City Redevelopment Project, the Subsequent Environmental Impact Report (SEIR) to the MEIR for the Proposed Ballpark and Ancillary Development Projects, and Associated Plan Amendments, and the Secondary Study with respect to the Owner Participation Agreement between the Agency and Pinnacle International Development, Inc. for the development of the block bounded by Island Avenue and 14th, 15th and J Streets; and making certain findings and determinations regarding environmental impacts of the development.

REDEVELOPMENT AGENCY MEETING MINUTES-OCTOBER 11, 2005

Joint Public Hearing -Adoption

6. Proposed Owner Participation Agreement (OPA) with Pinnacle International Development Inc.-Joint Public Hearing – East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)

(Continued)

(RA 2006-30)

Adopt a resolution approving the sale of certain property located on a portion of the block bounded by Island Avenue and 14th, 15th and J Streets in the Centre City Redevelopment project area of Pinnacle International Development, Inc.; approving the Owner Participation Agreement and making certain findings with respect to such sale.

(RA 2006-27)

Adopt a resolution approving the Basic Concept/Schematic Drawings with respect to the construction of a mixed-use project containing approximately 619 residential condominium units and approximately 22,000 square feet of retail space within the Centre City Redevelopment project area by Pinnacle International Development Inc., subject to certain conditions.

(RA 2006-29)

Adopt a resolution approving the Landscape Concept Plan for Park improvements dated May 18, 2005 with respect to the construction of a public park within the Centre City Redevelopment Project Area.

See Centre City Development Corporation report no.CCDC-05-24 and City Manager report no. CCDC-05-10 dated October 5, 2005.

Council Companion item no. 333

Staff: Pamela Hamilton 533-7114

Atty: Rachel Witt

REDEVELOPMENT AGENCY MEETING MINUTES-OCTOBER 11, 2005

Joint Public Hearing -Adoption

6. **Proposed Owner Participation Agreement (OPA) with Pinnacle International Development Inc.-Joint Public Hearing – East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(Continued)

Pamela Hamilton, project manager, Centre City Development Corporation, presented staff report and slide presentation.

Public testimony in opposition by Daniel Beeman.

Public testimony in favor by Leslie Wade.

Motion by Member Madaffer to approve (with Districts 2, 8 and the Chair vacant)

Second by Member Peters

Vote: 6-0

Redevelopment Agency Resolution and Document numbers R-03959, R-03960 and D-03960; R-03961, R-03962; and City Council Resolution numbers R-300931, R-300932.

Adjournment

The meeting adjourned as the Redevelopment Agency with City Council at 11:31 a.m.

Elizabeth S. Maland, Secretary Redevelopment Agency
of the City of San Diego
(jis)